5.11 Grading and Aesthetics

5.11.1 Existing Conditions

Topographically, the site varies considerably and ranges in elevation from approximately 60 feet to 144 feet above mean sea level (MSL). Two large hills are located in the central portion of the CCRC site; the lower level terrain is located along the southern and northwestern boundaries of the site. The affordable housing site is generally flat and the elevation change from the northern property line to the southern property line amounts to approximately three feet. The entire affordable housing site and RV storage lot site as well as a small portion of the CCRC site are located within the floodplain.

With the exception of an unoccupied single-family residence and ancillary equestrian-related structures, a majority of the project site is currently vacant land comprised of native and non-native vegetation. Large portions of the project site have been historically used for agricultural purposes. Agua Hedionda Creek generally runs from east to west across the property and defines the northern boundary of the affordable site and the southern boundary of the CCRC site. An unnamed tributary to Agua Hedionda Creek is located just north of the creek and the affordable housing site. Little Encinas Creek, which is a tributary to Calavera Creek, is located north of the CCRC site and adjacent to the proposed off-site sewer improvements. The project area is underlain by Pleistocene-age terrace deposits (Bay Point Formation), sedimentary layers of the Eocene-aged Santiago Formation, and artificial fill. Figure 5.11-1 depicts the existing topography of the site and Figures 5.11-2 and 5.11-3 depict the location of on-site steep slopes on the CCRC site and affordable housing site, respectively.

Land uses surrounding the Continuing Care Retirement Community and RV storage/garden area include a recreation parcel developed with tennis courts for the residents of the Rancho Carlsbad Estates and the proposed high school on the Carlsbad Unified School District property to the north; vacant land approved for the development of the future extension of College Boulevard Reach "A," two single-family subdivisions and a multi-family project (i.e., Cantarini Ranch and Holly Springs, EIR No. 02-02, SCH No. 2002101081) to the east; a golf course, equestrian area and the southern portion of Agua Hedionda Creek to the south (the northern portion of the creek is located within the project site); and Rancho Carlsbad Estates, a 504-unit condominium mobile home park, to the west.

Land uses surrounding the affordable housing site include an undeveloped, privately-owned parcel and the northern portion of Agua Hedionda Creek to the north (the southern portion of the creek is located within the project site); the Terraces at Sunny Creek affordable multi-family development (high density) to the east; a vacant sliver of land associated with the Terraces development as well as the existing Terraces single-family residential development to the south; and vacant land and equestrian-related structures to the west.

The CCRC site, RV storage/garden area, and the affordable housing site are all visible from existing and planned roadways, as well as existing and planned neighboring residential communities. The northern boundary of the CCRC site and RV storage/garden area is approximately 625 feet south of the intersection of Cannon Road and College Boulevard. The eastern boundary of the CCRC site is adjacent to the future

extension of College Boulevard Reach "A." Existing views of the project site looking south from College Boulevard are illustrated in Figure 5.11-4. Views to motorists of the project site looking south from College Boulevard are characterized by vacant land with rolling hills interspersed with urban uses including single and multiple family residential uses, portions of the golf course, and utilities.

The southern boundary of the CCRC site and RV storage/garden area is approximately 1,125 feet north of the intersection of College Boulevard and El Camino Real and 500 feet north of the intersection of the existing College Boulevard and Sunny Creek Road. The affordable housing site is approximately 40 feet northeast of existing College Boulevard and 40 feet north of Sunny Creek Road. Views of the project site are limited to motorists looking north from College Boulevard. The existing riparian canopy associated with Agua Hedionda Creek blocks views to the CCRC site, and the affordable site is below the elevation of College Boulevard. Immediately adjacent to the affordable site, views are characterized by vacant land, Agua Hedionda Creek and its associated vegetation canopy, equestrian facilities, and urban uses including single and multiple family residential uses. There are no streets or highways in the project area that are designated as, or meet the criteria for State Scenic Highway designation.

5.11.1.1 City of Carlsbad Hillside Development Regulations

Pursuant to the City's Hillside Development Regulations (Chapter 21.95 of the Municipal Code), no property with a slope of 15 percent or more and an elevation differential greater than 15 feet shall be developed unless a hillside development permit (HDP) has been issued. Only the CCRC site meets this criteria; therefore, an HDP is only required for the CCRC component of the project.

The intent of the Hillside Development Regulations is to:

- Implement the goals and objectives of the land use and open space/conservation elements of the Carlsbad General Plan;
- Assure hillside conditions are properly identified and incorporated into the planning process;
- Preserve and/or enhance the aesthetic qualities of natural hillsides and manufactured slopes by designing projects which relate to the slope of the land, minimizing the amount of project grading, and incorporating contour grading into manufactured slopes which are located in highly visible public locations; and,
- Assure that the alteration of natural hillsides will be done in an environmentally sensitive manner whereby lagoons and riparian ecosystems will be protected from increased erosion and no substantial impacts to natural resource areas, wildlife habitats or native vegetation areas will occur.

With the exception of CMC Sections 21.95.120(D) and 21.95.120(E), the proposed CCRC project is subject to the Hillside Development Regulations. The following applies to the proposed project:

- CMC Section 21.95.120 (B) – Development of Natural Slopes of Over Forty Percent Gradient
- CMC Section 21.95.120 (F) (1) - All manufactured slopes greater than 20 feet in height and 200 feet in length and that are located adjacent to or are substantially visible from a circulation element road, collector street or useable public space area shall be contour graded.

SOURCE: Hunsaker & Associates, 2010; SanGIS, 2010

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Existing Topography

FIGURE 5.11-1

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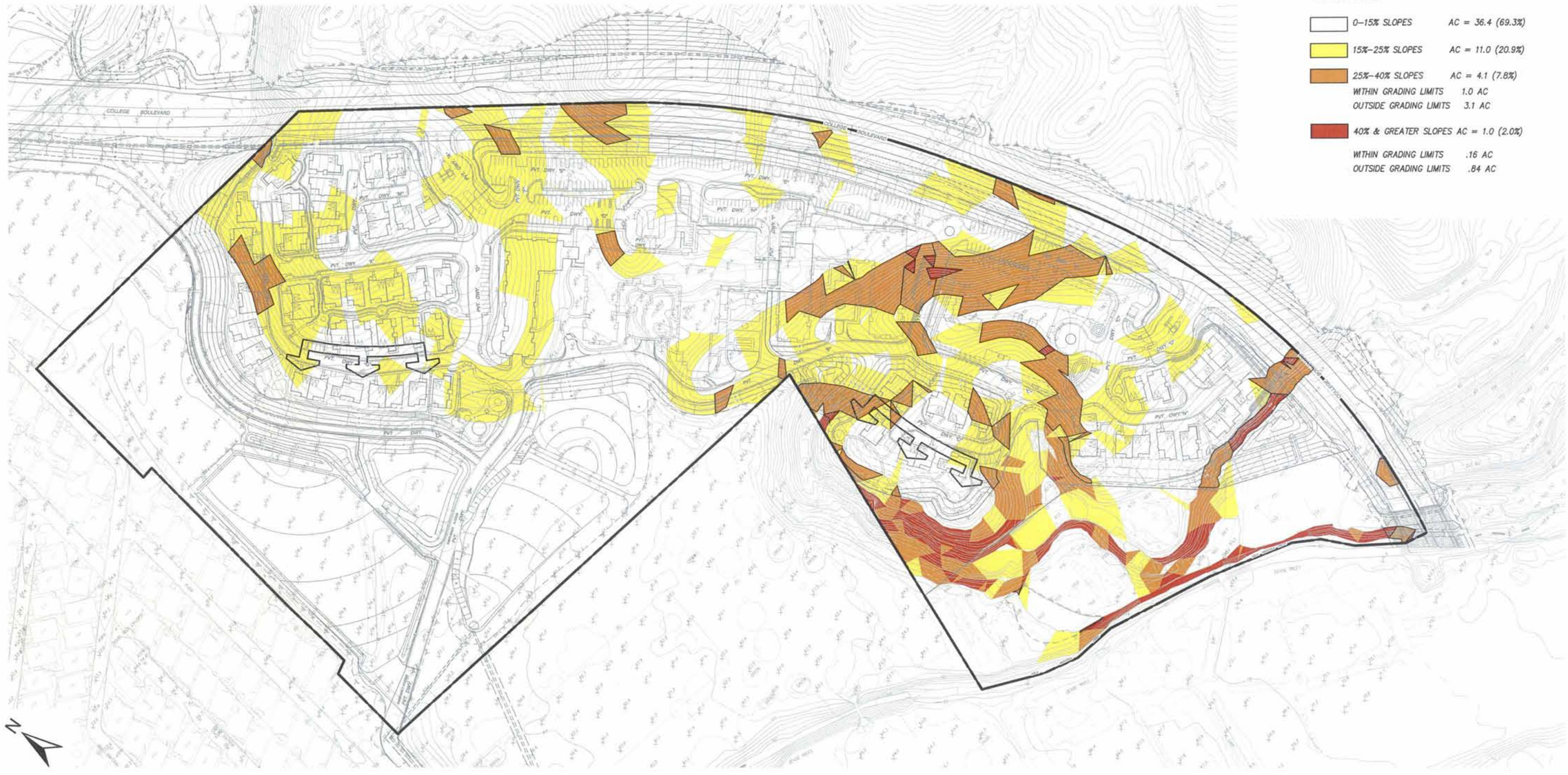

SOURCE: Hunsaker & Associates, 2010

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Steep Slopes CCRC Site

FIGURE 5.11-2

F:\projects\970 Dos Colinas\2nd Screencheck EIR\Chapter 5\Section 11\Figure 5.11-2 Steep Slopes CCRC Site.ai

SOURCE: 7/29/10

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Steep Slopes Affordable Housing Site

FIGURE 5.11-3

F:\projects\970 Dos Colinas\2nd Screencheck EIR\Chapter 5\Section 11\Figure 5.11-3 Steep Slopes AH Site.ai

Existing View of Project Area from College Blvd

SOURCE: BRG Consulting, Inc., 2010

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Existing View onto Project Site from College Boulevard/Rift Road Looking South

FIGURE 5.11-4

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-4 Existing View.ai

- CMC Section 21.95.120 (F) (2) - Contour graded slopes that are developed for nonresidential land uses shall be designed to vary slope gradient between 50 and 33 percent.
- CMC Section 21.95.120 (G) (1) - All manufactured slopes shall be landscaped consistent with the City's Landscape Manual.
- CMC Section 21.95.140 (D) - Any nonresidential project proposing grading in excess of ten thousand cubic yards per acre or creating slopes in excess of forty feet in height shall provide both written and graphic exhibits to justify the proposed grading to the satisfaction of the decision-making body.

5.11.1.2 Grading Ordinance

Carlsbad Municipal Code Chapter 15.16 establishes minimum requirements for grading, including clearing and grubbing of vegetation, which are supplementary to subdivision or zoning regulations located elsewhere in the Code. Chapter 15.16 seeks to further enhance and improve the physical environment of the community and, subject to economic feasibility, preserve the natural scenic character of the City. The Grading Ordinance is intended to ensure compatibility of graded land development sites with surrounding landforms and land uses and prevent unnecessary and unauthorized grading, including clearing and grubbing of vegetation, to further protect public and private property.

5.11.1.3 Scenic Vistas and City of Carlsbad Scenic Corridor Guidelines

Scenic vistas from the project site and surrounding land uses include westward views of the ocean, waterways such as Agua Hedionda Creek, agricultural land, and the rolling landscape observed in any direction, which is comprised of grassland, shrubs, and trees. No formally designated state or local scenic vistas exist for the project site.

The City adopted Scenic Corridor Guidelines on July 1, 1998. The Guidelines identify the scenic corridors within the City, and provide recommendations for preserving and enhancing the character of the corridors. Significant vistas within the area are also identified in the Guidelines. The Scenic Corridor Guidelines are intended to be used as a guide for improvements which take place within or adjacent to the right-of-ways for identified scenic corridors. The eastern boundary of the CCRC site and the western boundary of the affordable housing site will be fronted by College Boulevard, which is identified as a Community Scenic Corridor. Pursuant to Section IV of the Guidelines, the following goals apply to the College Boulevard Community Scenic Corridor:

- Create identifiable and visually pleasing intersections at points where scenic corridors cross;
- Create a unique identity for individual corridors by selecting a predominant theme tree to be used throughout the length of each corridor;
- Encourage Community Scenic Corridor consistency with any "theme" areas which may be designated in the Architectural Standards through appropriate landscaping and street furniture;
- Preserve distant views of the ocean, lagoons, and back country from Scenic Corridors; and,
- Encourage special landscaped setbacks.

The future alignment of College Boulevard Reach "A," which bounds the project site, was analyzed for consistency with the Scenic Corridor Guidelines in a previously-certified EIR for the Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4 & Detention Basins EIR (EIR 98-02, SCH 99111082). The landscape palette along College Boulevard as well as the proposed project will be required to be consistent with the Scenic Corridor Guidelines.

5.11.1.4 City of Carlsbad General Plan

The City's General Plan contains policies that address aesthetic resources in the City. Applicable General Plan policies include:

1. Arrange land uses so that they preserve community identity and are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing. (Land Use Element, Overall Land Use Pattern, C.1.)
2. Establish development standards for all land use categories that will preserve natural features and characteristics, especially those within rural, coastal and/or hillside areas. (Land Use Element, Overall Land Use Pattern, C.2.)
3. Ensure that the review of future projects places a high priority on the compatibility of adjacent land uses. (Land Use Element, Overall Land Use Pattern, C.3.)
4. Review the architecture of buildings with the focus on ensuring the quality and integrity of design and enhancement of the character of each neighborhood. (Land Use Element, Overall Land Use Pattern, C.6.)
5. Ensure that grading for building pads and roadways is accomplished in a manner that maintains the appearance of natural hillsides. (Land Use Element, Environmental, C.3.)
6. Relate the density and intensity of development on hillsides to the slope of the land to preserve the integrity of hillsides. (Land Use Element, Environmental, C.4.)

5.11.1.5 City of Carlsbad Landscape Manual

The City Landscape Manual identifies policies and requirements for general plantings, irrigation, water conservation, streetscape, slope revegetation/erosion control and fire protection policies. Policies and requirements related to irrigation, water conservation and streetscape apply to any type of development.

5.11.2 Thresholds for Determining Significance

Appendix G of the CEQA Guidelines is used to provide direction for determination of a significant aesthetic impact from the proposed project. For the purposes of this EIR, a significant impact would occur if the proposed project would:

- *Have a substantially adverse effect on a scenic vista;*
- *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;*
- *Substantially degrade the existing visual character or quality of the site and its surroundings;*

- *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area;*
- *Propose development on natural slopes greater than 40% which meet all criteria pursuant to CMC Section 21.95.120(B) or subject to standards modification Section 21.95.140;*
- *Create a manufactured slope greater than 20 feet in height and 200 feet in length that is not contoured and which is located adjacent to or is substantially visible from a circulation element road, collector street, or useable public open space area (Section 21.95.120(F)(1) of the Municipal Code) and also is not excluded from Section 21.95.130 of the Hillside Development Regulations or subject to standard modification Section 21.95.140; or*
- *Propose to grade more than 10,000 cubic yards of cut or fill per acre or create slopes in excess of 40 feet without written and graphic justification (CMC Section 21.95.140(D)).*

5.11.3 Environmental Impact

5.11.3.1 Grading/Landform Alteration

CCRC and RV Storage/Garden Sites

As shown on Figures 5.11-2 and 5.11-3, a majority of the site has a slope gradient of less than 25 percent. The south and western portions of the site consist of relatively level, low-lying terrain (i.e., RV storage and Agua Hedionda Creek area) while two large hills with slopes primarily ranging from 15-40 percent and ranging in elevation from 59 to 144 feet above mean sea level (MSL) are located within the central portion of the site. A few small pockets of slopes in excess of 40 percent are located towards the southern end of the CCRC site (in the vicinity of the eastern/southern cluster of cottages and in between the IL and AL buildings). The proposed grading plan will avoid the majority of the steep slope areas that exceed 40% percent (i.e. 0.84 acres of 1.0 acres of steep slopes is proposed to be designated as open space on-site). In order to accommodate a level building pad which is conducive for the proposed senior community, the remaining areas of the project site would be mass graded, including the larger hills, one of which is up to 40 feet in height.

The development of the CCRC and RV storage/garden sites will require mass and remedial grading. Figure 3-18 provided in Section 3.0 – Project Description of this EIR, depicts the general grading concept (i.e., cut and fill exhibits) for the CCRC site/RV storage and garden area. Table 3-3 provides the complete project earthwork summary. According to the proposed grading plan, approximately 38.7 acres (or 74 percent) of the 52.5-acre CCRC site will be graded.

As currently proposed, construction of the RV storage/garden site would occur during Phase 1 and the CCRC portion would be constructed during Phase 2. The initial grading to support the new RV storage/garden parcel would involve placing fills for the RV area per grades approved by the Minor Subdivision (MS) 09-04, borrow of on-site soil (Parcel 1) adjacent to, but outside the limits of the proposed RV parcel (Parcel 2) per grading limits shown on MS-09-04, and grading of proposed water quality bio-retention and mitigation for hydromodification impacts. While additional map phasing is not anticipated

for the development of the CCRC portion of the site, the phasing of the construction/occupancy of the CCRC portion of the proposed project is envisioned in the following manner: 1) Independent Living, Building #1; 2) Independent Living, Building #2 and Building #3; and 3) Assisted Living/Alzheimer's Building and Cottage Buildings 1A, 2A, 3A, 3B, and 3C.

As the development/grading quantities for College Boulevard Reach "A" and Detention Basin "BJ" were analyzed/approved pursuant to the Calavera Hills Master Plan Phase II, Bridge and Thoroughfare District No. 4 & Detention Basins EIR (EIR 98-02, SCH No. 99111082), the proposed project has been designed to balance grading quantities independent of grading quantities from the extension of College Boulevard Reach "A" and Detention Basin "BJ." Preliminary grading quantities for the CCRC, RV storage/garden site, and affordable housing site are 572,960 cubic yards of cut and fill (balanced on-site). Included in this calculation is the export of approximately 10,320 cubic yards to develop the affordable housing site.

Grading for the independent living buildings and assisted living building will result in building pads that are located approximately 16-22 feet and 9 feet, respectively, below the finished surface elevation of College Boulevard Reach "A." The resulting pad elevation for the cottages adjacent to College Boulevard are proposed to range from approximately 6 feet above the final surface elevation (FSE) of College Boulevard (south cluster of cottages) to approximately 7 feet below the FSE of College Boulevard (north cluster of cottages).

Grading for the RV storage site will result in an asphalt parking lot for the RVs located approximately 6-8 feet above the finished surface elevation of Don Alberto Drive (i.e. private roadway which is located west of the RV storage site within Rancho Carlsbad Estates) as well as 9 homes located within Rancho Carlsbad Estates (located in between the RV storage site and Don Alberto Drive). Fill is required for this area to raise the RV lot out of the existing floodplain. This area is at an elevation of approximately 60 feet, and approximately 6 feet of fill would be placed in this area. The result will be a finished pad elevation of approximately 66 feet. The adjacent RCE pad elevation is also approximately 60 feet; therefore, this fill area would be approximately 6 feet higher than the pad elevations of the adjacent RCE dwelling units to the west.

Grading for the CCRC site will consist of manufactured cut and fill slopes extending up to 30 feet in height. The tallest fill slope, located west of the northern-most cottages, will have an inclination of 2:1 and will be approximately 30 feet in height. In addition, the western and central detention basins will each have slopes up to 35 feet in height and will range in gradient between 2:1 and 6:1. The fill slope located south of the cottages/detention basin and north of Agua Hendionda Creek will have a slope of 2:1 and will be approximately 25 feet in height. The purpose for these slope heights is to allow runoff to either flow through the project site or into a detention basin and away from surrounding land uses, including Agua Hedionda Creek. These larger slopes are located in the interior of the proposed development and would generally have limited visibility from off-site public locations, although portions would be visible from the nearby golf course and potentially at the southern end of College Boulevard Reach "A." Contour grading would be incorporated into the manufactured slopes to blend with the surrounding landscape. Additionally, the manufactured slopes would be landscaped consistent with the City's Landscape Manual to appear natural and be aesthetically pleasing.

Conclusion

As discussed above, the project has been designed to avoid the majority of the steep slope areas that exceed 40%. The steep slope areas exceeding 40% on the remainder of the CCRC site and RV storage/garden areas that are proposed for grading are considered "developable" since the slope area amounts to less than 10,000 square feet.

The project does not propose to create manufactured slopes greater than 40 feet in height. The proposed project would create manufactured slopes greater than 20 feet in height and 200 feet in length. However, the manufactured slopes would be contoured to blend with the surrounding landscape. Additionally, the manufactured slopes would be landscaped consistent with the City's Landscape Manual to appear natural and be aesthetically pleasing. Therefore, impacts from development on steep slopes or the creation of manufactured slopes are considered less than significant, and no mitigation measures are required.

Grading for the CCRC site and RV storage/garden areas would exceed 10,000 cubic yards of cut or fill per acre (grading proposed for the CCRC site and RV storage/garden areas would be approximately 15,000 cubic yards of cut or fill per acre). Therefore, pursuant to CMC Section 21.95.140(D), written and graphic exhibits are required to justify the proposed grading. Therefore, the grading/landform modification impacts are considered less than significant, and no mitigation measures are required.

Additionally, all development within the project site must comply with the standards contained within the City's Hillside Development Regulations (Chapter 21.95 in the City's Municipal Code), unless otherwise approved by the City of Carlsbad. Accordingly, prior to development on portions of the property with existing slopes of 15 percent or more and an elevation differential greater than 15 feet, a Hillside Development Permit is required and shall be obtained in conjunction with the development entitlements package.

Affordable Housing Site

Figure 3-19 provided in Section 3.0 – Project Description of this EIR, depicts the general grading concept (i.e., cut and fill exhibits) for the site. Table 3-3 provides the complete project earthwork summary. According to the proposed grading plan, approximately 2 acres (or 62.5 percent) of the 3.2-acre affordable housing site will be graded. As currently proposed, construction of the affordable housing site would occur during Phase 3, following construction of the RV storage/garden area and the CCRC portion site.

As the development envelope of the affordable site does not have a gradient of 15 percent or more and elevation differential greater than 15 feet, a Hillside Development Permit is not required for the affordable site. However, the grading concept is summarized below.

As shown on Figures 5.11-1 and 5.11-3, the affordable housing site is generally flat and the elevation change from the northern to the southern property line amounts to approximately 13 feet. Overall, approximately 10,320 cubic yards of fill will be imported to the site to raise it out of the floodplain. The site will be raised approximately 10 feet, from its existing ground elevation of approximately 73.2 feet to a pad

elevation of 83.9 feet. The affordable housing building will be located at approximately the same elevation of the proposed extension of College Boulevard Reach "A" and approximately one to two feet below the elevation of Sunny Creek Road.

Due to site constraints, tiered retaining walls with a combined height of 12 feet and a 6-8 foot high combination sound wall/berm (i.e. overall combined height of 16-20 feet) would be constructed along the western and southern portions of the project site where development is proposed. Retaining walls would also be constructed along the east and west sides of the un-signalized private driveway located off of Sunny Creek Road that would provide access to the affordable housing site. A hydromodification basin and a cleanwater basin are proposed in between the riparian canopy and the parking lot for the affordable units. The 8-12 –foot-tall cut slope for the larger of the two basins (i.e. hydromodification basin) is proposed at inclinations of 2:1 and 4:1. The areas between the tiered retaining walls as well as the basins will be landscaped pursuant to the requirements of the City's Landscape Manual and the recommendations of the biological resources report.

In addition to a few small isolated pockets of steep slopes (i.e. slopes over 40 percent gradient) within the development envelop, the northern portion of the project site contains steep slope areas adjacent to Agua Hedionda Creek that exceed 40%. As the creek and the adjacent riparian canopy are proposed for conservation, the proposed grading plan will avoid the majority of the steep slopes located on the site.

Conclusion

As discussed above, although a Hillside Development Permit is not required for the development of the affordable site, the project has been designed to avoid the majority of the steep slope areas that exceed 40%. In addition, the project does not propose to create manufactured slopes greater than 20 feet in height and the slopes would be landscaped consistent with the City's Landscape Manual. Therefore, the grading impacts associated with the development of steep slopes or the creation of manufactured slopes is considered less than significant, and no mitigation measures are required.

5.11.3.2 Aesthetics

A. Short-term

The project site will be visually disrupted during the construction phase of the project. Similar to any project, new construction, landscaping, and other construction related work has the potential to result in a temporary aesthetic impact onsite. This impact would be considered significant if large expanses of the project site are graded, then left in a barren state for an extended period of time. The proposed project entails three phases for grading. Grading of the RV storage/garden site would occur during Phase 1 and the CCRC portion would be graded during Phase 2. Grading for the affordable housing site would occur during Phase 3, following construction of the RV storage/garden area and the CCRC site. The City requires that all graded areas not scheduled for construction within 90 days be hydroseeded. This requirement would be applied to all phases of project development. Therefore, no significant impact resulting from construction activities on the project site is anticipated, and no mitigation measures are required.

B. Long-term

CCRC and RV Storage/Garden Sites

The proposed project will introduce a residential/retirement care community and RV storage land uses and supporting infrastructure to the project site. The CCRC site primarily consists of vacant land, large portions of which have been historically utilized for agricultural operations. An unoccupied single-family home and equestrian-related accessory structures are located on the southern portion of the CCRC site. The project does not have the potential to block any significant public views from the surrounding land uses as no public scenic views through or of the project site have been identified in the Scenic Corridor Guidelines. However, views onto the project site from the following locations would change with development of the site: surrounding roadways (Cannon Road, College Boulevard, Rancho Carlsbad Drive); existing development (Rancho Carlsbad Estates); and planned development (Cantarini Ranch and Holly Springs residential subdivisions). Figure 5.11-5 depicts locations from which visual simulations of the project were created. Figures 5.11-6 through 5.11-13 depict existing views of the project site and generalized visual simulations of the project based on the landform changes that would occur.

Figures 5.11-6 through 5.11-8 provide existing and proposed views of the RV Storage/CCRC site as taken from the property line of Rancho Carlsbad Estates. Figure 5.11-6 (View 1) depicts the view of the landscape buffer, 8-foot-high concrete block wall which would be setback approximately 40 feet from the common property line with Rancho Carlsbad Estates and 57.5 feet from the nearest residence at Rancho Carlsbad Estates, access gate, and emergency access driveway associated with the proposed RV storage site. The concrete block wall would have a 2-foot high, landscaped berm in the front of the wall to decrease the visual impacts of the RVs and wall as viewed from the residents of Rancho Carlsbad Estates. As shown in the photograph, the proposed project would substantially alter the existing views of grassland and the surrounding rolling hills to residents of Rancho Carlsbad Estates.

Figure 5.11-7 (View 2) depicts the view of the landscape buffer, 8-foot-high concrete block wall with vines, access gates, and emergency access driveway associated with the proposed RV storage site, looking northeast from the rear (easterly) property line of Rancho Carlsbad Estates. Views of the IL buildings are shown in the background. As depicted in the photograph, the proposed project would substantially alter the existing views of grassland and the surrounding rolling hills to residents of Rancho Carlsbad Estates.

Figure 5.11-8 (View 3) depicts the view of the proposed detention basins in the foreground, looking east from the rear (easterly) property line of Rancho Carlsbad Estates along the western property line and adjacent to golf course. Views of the IL buildings are shown in the background. A view of the emergency access driveway associated with the proposed RV storage site is also shown on the left-most portion of the visual simulation. Rancho Carlsbad Golf Course is shown on the right-half side of the visual simulation. The proposed IL buildings would be noticeable from this viewpoint; however, they would not adversely impact views of the distant ridgelines or views of the golf course.

Figure 5.11-9 (View 4) depicts the view of the IL buildings, concrete block sound wall (with decorative finish and pilasters), and proposed landscaping, looking northwest from the eastern side of the proposed College Boulevard alignment. This view provides a depiction of the proposed construction of College

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SOURCE: Hunsaker & Associates, 2010

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Photo Location Key Map

FIGURE 5.11-5

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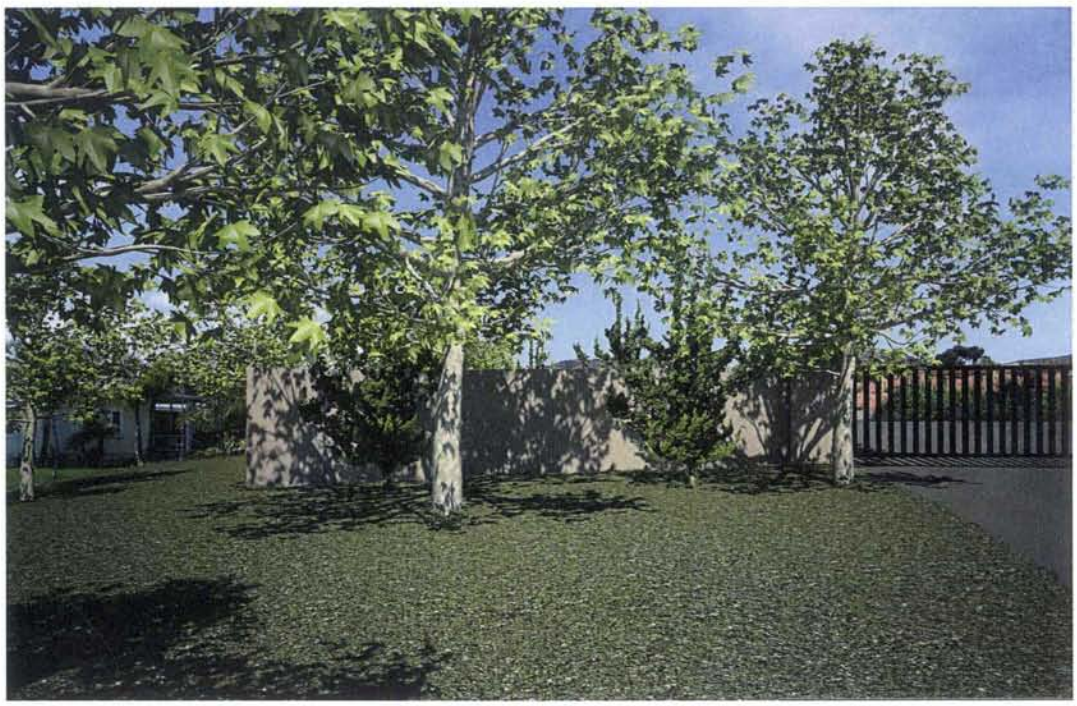
View 1 Existing



View 1 Proposed

SOURCE: Irwin Pancake Architects, 2009

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Visual Simulation - View 1

FIGURE 5.11-6

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-6 Visual Simulation.ai

View 2 Existing

View 2 Proposed

SOURCE: BRG Consulting, Inc., 2010

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Visual Simulation - View 2

FIGURE 5.11-7

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View 3 Existing

View 3 Proposed

SOURCE: Irwin Pancake Architects, 2009

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Visual Simulation - View 3

FIGURE 5.11-8

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View 4 Existing

View 4 Proposed

SOURCE: Irwin Pancake Architects, 2009

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Visual Simulation - View 4

FIGURE 5.11-9

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View 5 Existing

View 5 Proposed

SOURCE: Irwin Pancake Architects, 2009

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Visual Simulation - View 5

FIGURE 5.11-10

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-10 Visual Simulation.ai

View 6 Existing

View 6 Proposed

SOURCE: Irwin Pancake Architects, 2009

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Visual Simulation - View 6

FIGURE 5.11-11

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-11 Visual Simulation.ai

View 7 Existing

View 7 Proposed

SOURCE: Irwin Pancake Architects, 2009

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Visual Simulation - View 7

FIGURE 5.11-12

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-12 Visual Simulation.ai

View 8 Existing

View 8 Proposed

SOURCE: Irwin Pancake Architects, 2009

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Dos Colinas EIR

Visual Simulation - View 8

FIGURE 5.11-13

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-13 Visual Simulation.ai

Boulevard Reach "A" and associated landscaping east of the road. In addition, the area approved for the development of single-family homes (Cantarini Ranch and Holly Springs residential subdivisions (EIR No. 02-02, SCH No. 2002101081) is located in the foreground of the simulation. As shown in the simulation, with the incorporation of landscaping and walls in conjunction with the significant distance the buildings are setback from College Boulevard (approximately 250 feet) as well as the fact that the building pads of the IL buildings are proposed to be located below the finished grade of College Boulevard, the public and private views from this vantage point would not be adversely impacted.

Figure 5.11-10 (View 5) depicts the view of the IL and AL buildings, cottages, sound wall, and proposed landscaping as viewed from the proposed Cantarini Ranch and Holly Springs residential subdivisions site, looking southwest towards the project site. The area approved for Cantarini Ranch and Holly Springs is located in the foreground and distant views of the Encina power plant and the ocean are located in the backdrop. The proposed structures would be noticeable from this viewpoint. However, the proposed development is compatible with the existing landscape from this vantage point, which includes residences at Rancho Carlsbad Estates as well as hillside development off in the distance. Additionally, views of the ocean would not be impacted. Therefore, views from this vantage point would not be adversely impacted.

Figure 5.11-11 (View 6) depicts the view of the IL buildings, cottages, sound wall, and proposed landscaping, looking northwest from the eastern side of the proposed College Boulevard alignment. This view provides a depiction of the proposed construction of College Boulevard Reach "A" and associated landscaping east of the road. Although landscaping for the proposed project would interrupt views of the ridgeline in the distance, the landscaping would also generally shield the IL buildings, cottages, and sound wall from public and private views. Therefore, views from this vantage point would not be adversely impacted.

Figure 5.11-12 (View 7) depicts the view of the IL buildings, sound wall, and proposed landscaping, looking southwest from the eastern side of the proposed College Boulevard alignment. This view provides a depiction of the proposed construction of College Boulevard Reach "A" and associated landscaping west of the road. As shown in the simulation, the proposed structures would conceal the residences at Rancho Carlsbad Estates, but would also remove views of the existing golf course from this vantage point. The proposed landscaping would interrupt views of the ridgelines off in the distance. However, golf courses are not considered protected scenic resources, and the proposed landscaping would generally shield the IL buildings and sound wall from public and private views. Therefore, views from this vantage point would not be adversely impacted.

Figure 5.11-13 (View 8) depicts the view of the IL and AL buildings, concrete block sound wall, and proposed landscaping, looking south from the eastern side of the proposed College Boulevard alignment. This view provides a depiction of the proposed construction of College Boulevard Reach "A" and associated landscaping east of the road. As shown in the simulation, the proposed structures would remove views of the existing golf course from this vantage point. The proposed landscaping would interrupt views of the ridgelines off in the distance. However, golf courses are not considered protected scenic resources, and the proposed landscaping would generally shield the IL and AL buildings, as well as the

sound wall, from public and private views. Therefore, views from this vantage point would not be adversely impacted.

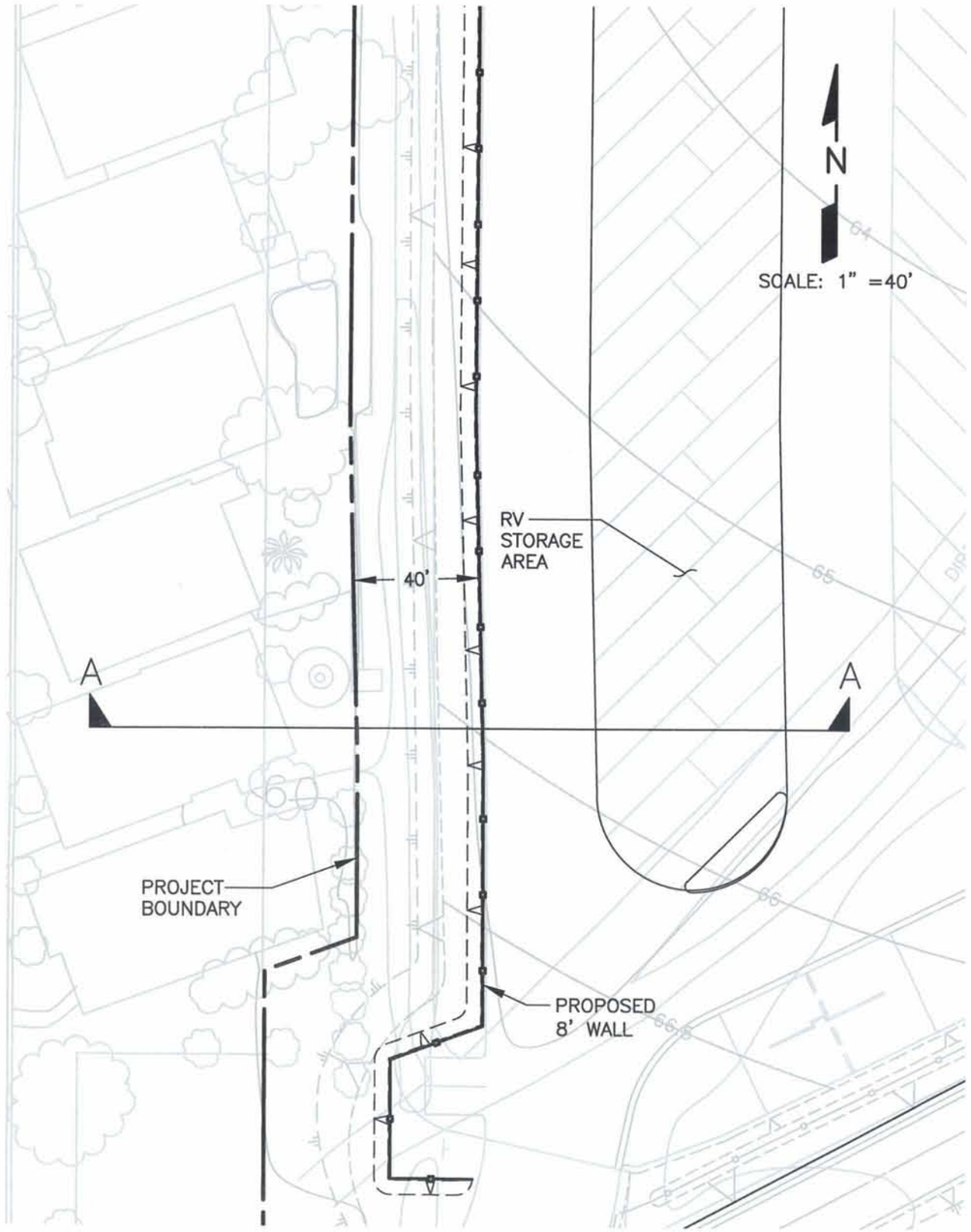
Figure 5.11-14 depicts the elevation cross sections of the proposed RV storage area. Grading for the RV storage site will result in an asphalt parking lot for the RVs that is located approximately 6-7 feet above the finished surface elevation of Don Alberto Drive, the first roadway located west of the RV storage site. An 8-foot-high concrete block perimeter wall, which would include a 2-foot-high landscape berm at the foot of the wall, is proposed along the perimeter of the RV storage area. The 8-foot-high concrete block perimeter wall would be located approximately 60 feet east of the existing residences at Rancho Carlsbad Estates. The nearest RV stored on the site would be approximately 100 feet from the existing residences. As shown in Figure 5.11-14, someone viewing the project site from an eye level would be able to see the proposed 40-foot-wide landscaping buffer, 8-foot-high concrete wall, as well as the top 1-2 feet of the nearest RV that would be stored on the site. As shown in this cross section and Figure 5.11-7 (View 1), the view from this location would change from a view with a large depth of field containing grassland and rolling hills, to a view with a shallow depth of field containing a landscaped buffer and an 8-foot-high concrete block wall. Therefore, the proposed project would affect existing views of grassland and the surrounding rolling hills to residents of Rancho Carlsbad Estates.

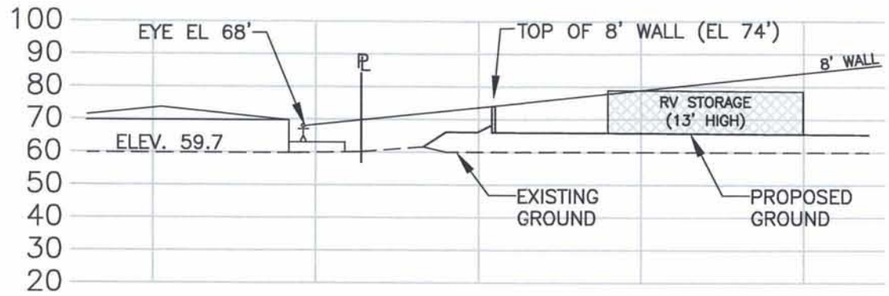
Figures 5.11-15 through 5.11-19 depict the elevation cross sections of the proposed CCRC site. The proposed buildings on the CCRC site will range from 18 feet to 35 feet high (with architectural projections up to 47 feet in height). Figures 3-6 through 3-10 of Section 3.0 – Project Description of this EIR depict the building elevations of the proposed buildings on the CCRC site.

Grading for the three-story IL buildings will result in building pads that are located approximately 16-22 feet below the finished surface elevation of College Boulevard Reach "A." The buildings will have a maximum height of 35 feet (with architectural projections up to 47 feet in height). As such, the buildings and architectural projections will be approximately 13-19 feet and 25-31 feet, respectively, above College Boulevard. IL Building 1, IL Building 2, and IL Building 3 will be setback approximately 210 feet, 150 feet, and 26 feet, respectively, from the western edge of the right-of-way for College Boulevard.

Grading for the two-story AL building will result in a building pad that is located approximately 9 feet below the finished surface elevation of College Boulevard Reach "A." The two-story building will have a maximum height of 30 feet (with architectural projections up to 37 feet in height). As such, the building and architectural projections will be approximately 21 feet and 28 feet, respectively, above College Boulevard. The AL building will be setback approximately 135 feet from the western edge of the right-of-way for College Boulevard.

Grading for the northern and southern clusters of cottages adjacent to College Boulevard will result in building pads that are located approximately 7 feet below (northern cottages) to 7 feet above (southern cottages) the finished surface elevation of College Boulevard Reach "A." The cottages will have a maximum height of 18 feet and are proposed to be setback an average of 40 feet from the eastern property line. To minimize visual impacts from College Boulevard, the cottages have been designed as





SECTION A–A

HORZ SCALE: 1"=40'
VERT SCALE: 1"=40'

SOURCE: Hunsaker & Associates, 2010

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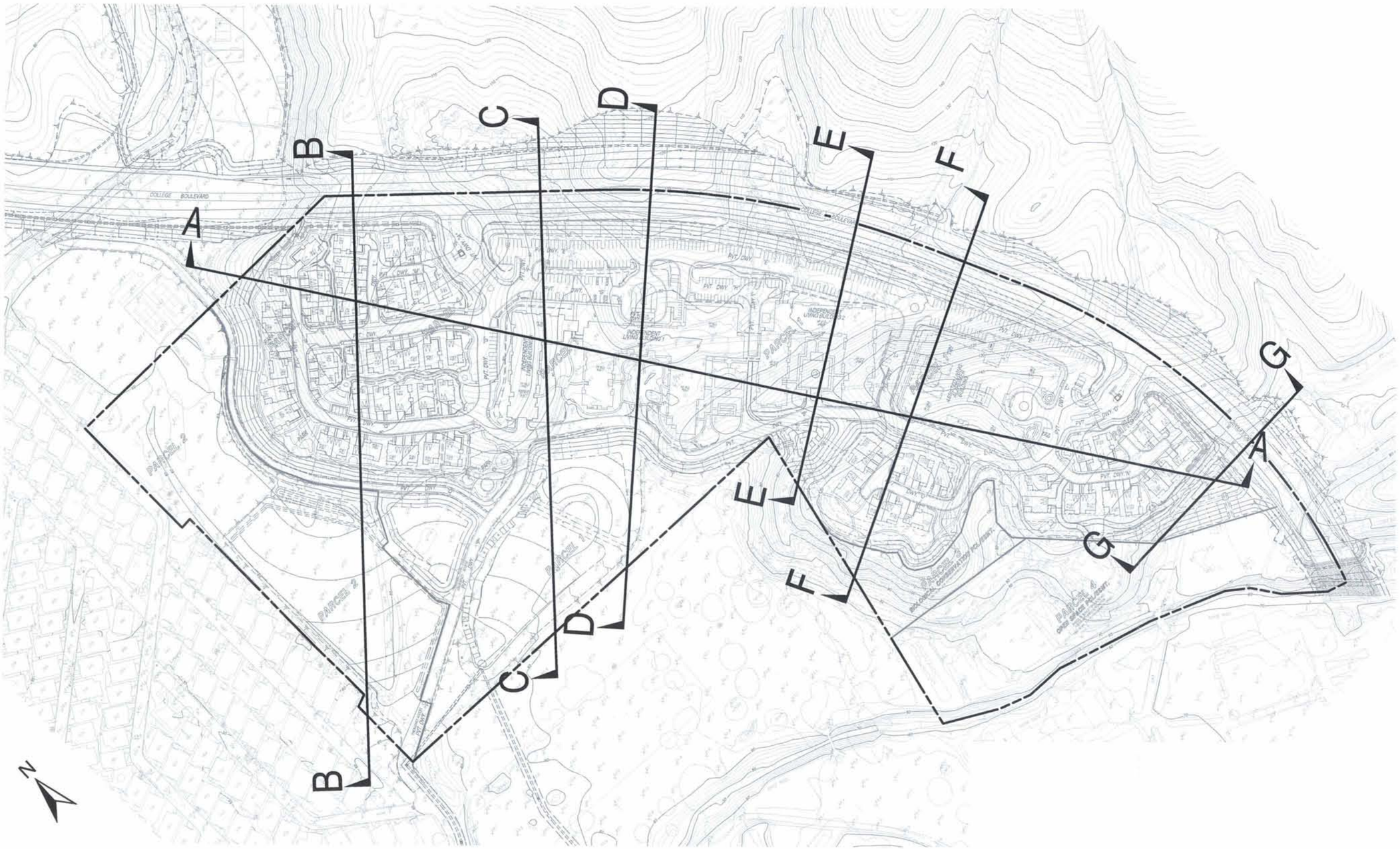
RV Storage Cross section

FIGURE
5.11-14

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-14 AH Site Cross Sections.ai



SOURCE: Hunsaker & Associates, 2010

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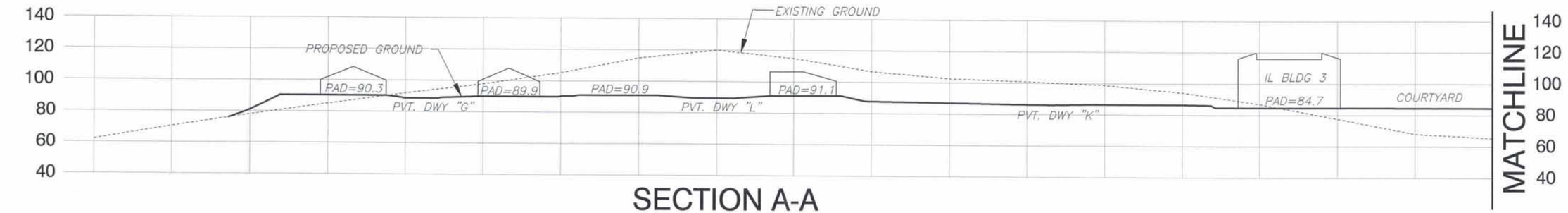
CCRC Site Cross Sections Key Map

FIGURE 5.11-15

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-15 CCRC Site Cross Sections Key Map.ai



SECTION A-A

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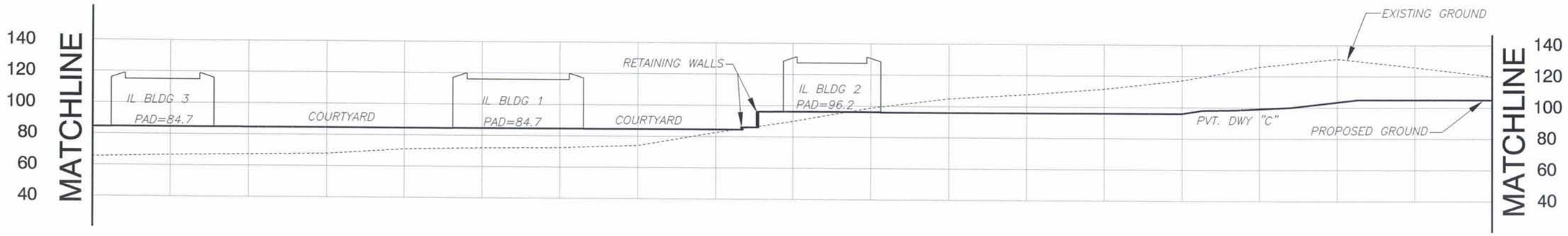

SECTION A-A CONTINUATION

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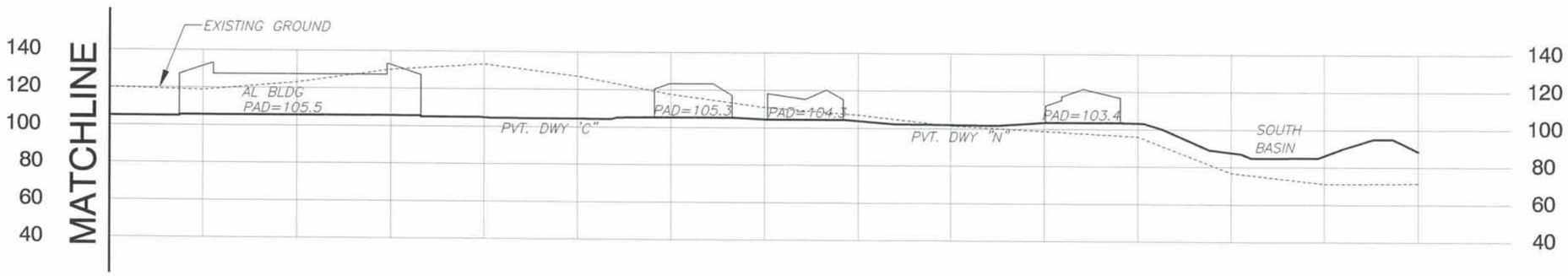

SECTION A-A CONTINUATION

HORZ SCALE: 1"=30'
VERT SCALE: 1"=30'

SOURCE: Hunsaker & Associates, 2010

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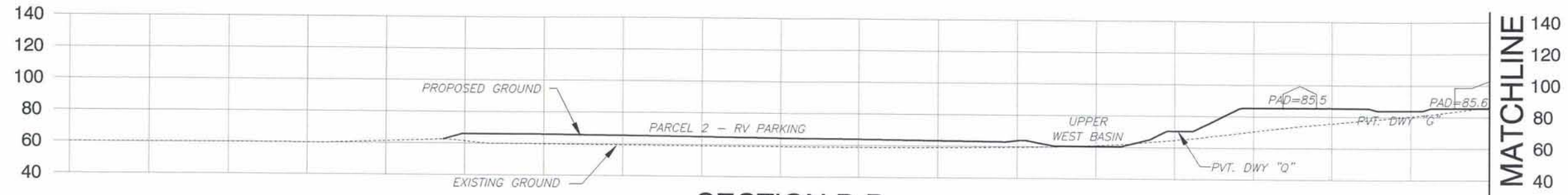
CCRC Site Cross Sections

FIGURE
5.11-16

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-16 CCRC Site Cross Sections.ai



SECTION B-B

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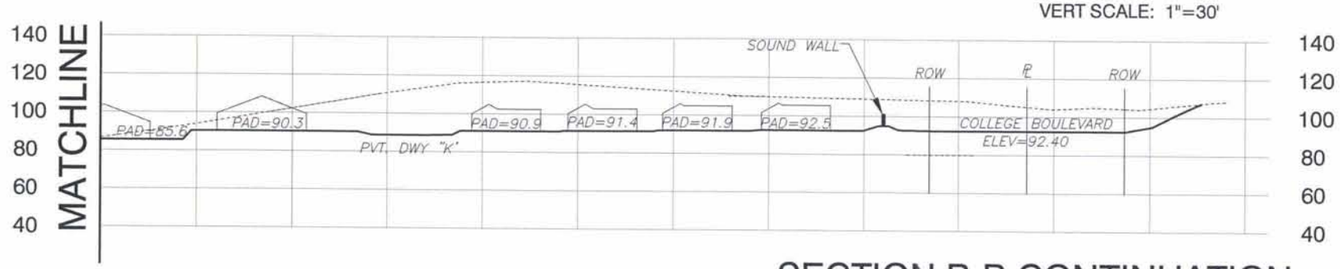

SECTION B-B CONTINUATION

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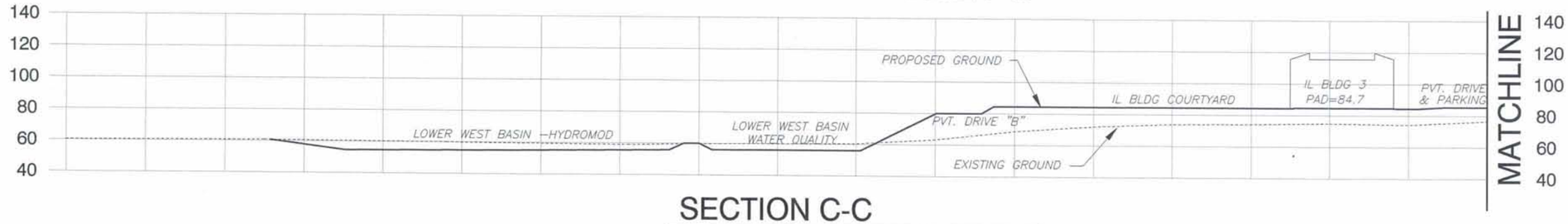

SECTION C-C

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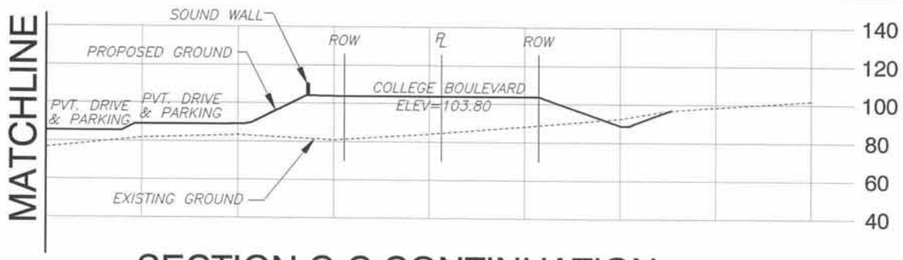

SECTION C-C CONTINUATION

HORZ SCALE: 1"=30'
VERT SCALE: 1"=30'

SOURCE: Hunsaker & Associates, 2010

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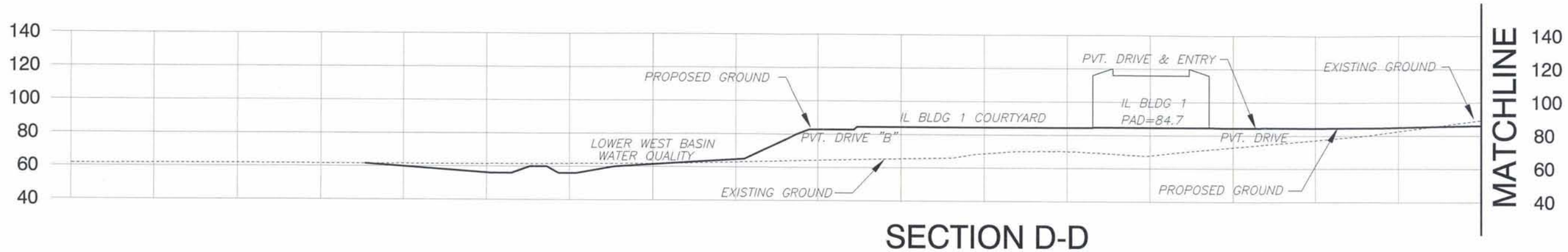
CCRC Site Cross Sections

FIGURE
5.11-17

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-17 CCRC Site Cross Sections.ai



SECTION D-D

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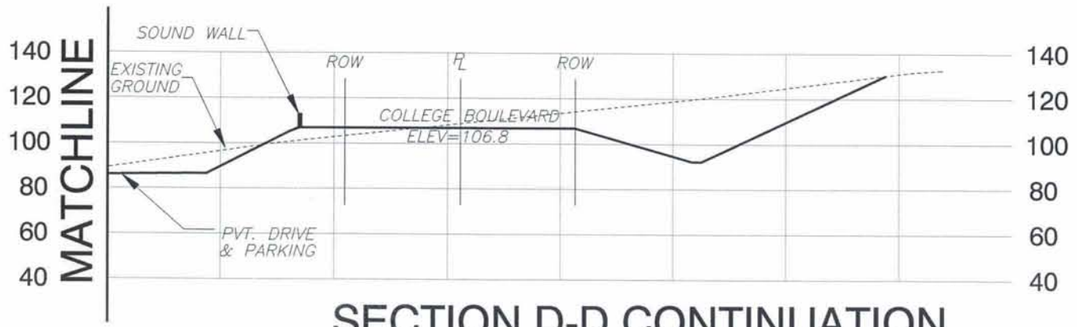

SECTION D-D CONTINUATION

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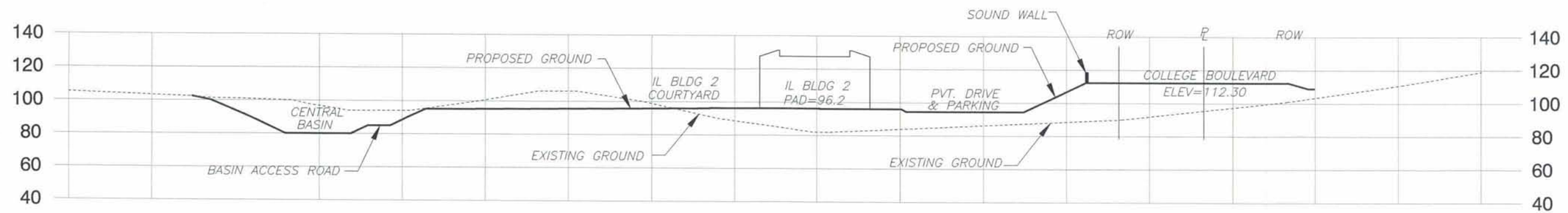

SECTION E-E

VERT SCALE: 1"=30'
HORZ SCALE: 1"=30'

SOURCE: Hunsaker & Associates, 2010

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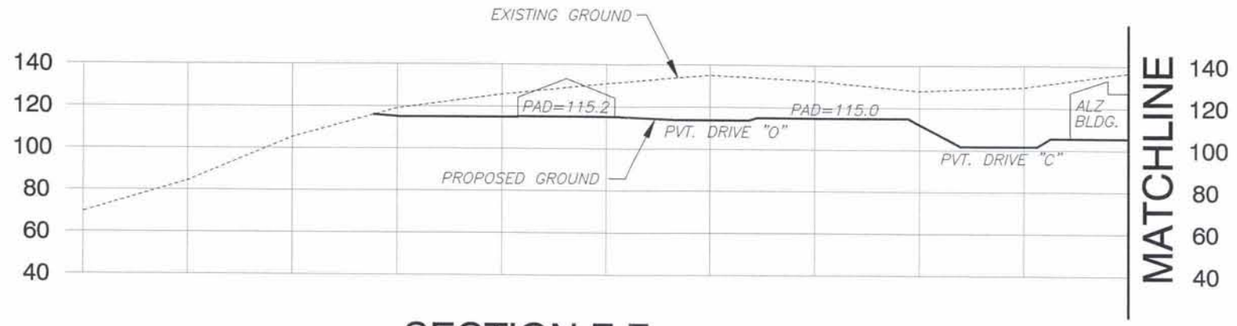
CCRC Site Cross Sections

FIGURE
5.11-18

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-18 CCRC Site Cross Sections.ai



SECTION F-F

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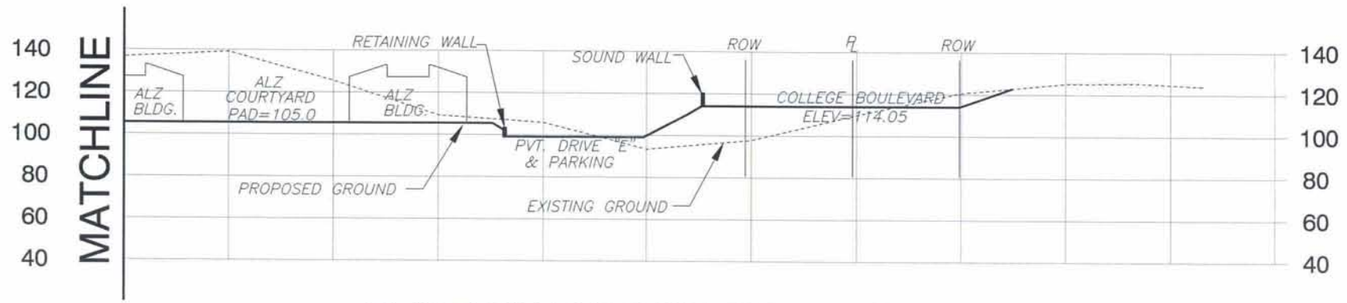

SECTION F-F CONTINUATION

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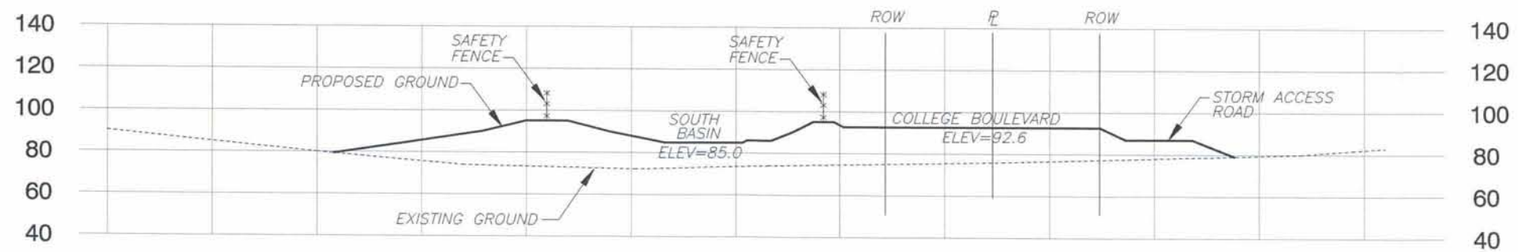

SECTION G-G

HORZ SCALE: 1"=30'
VERT SCALE: 1"=30'

SOURCE: Hunsaker & Associates, 2010

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Dos Colinas EIR

CCRC Site Cross Sections

FIGURE 5.11-19

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-19 CCRC Site Cross Sections.ai

one-story structures. In addition, as discussed in greater detail below, a proposed sound wall with a minimum 20 foot-wide landscape buffer will further assist in screening the cottages.

The architectural design for the proposed structures at the CCRC site exhibits a Spanish/Mediterranean theme. The architectural features include smooth trowel stucco (warm earth tones), enhanced window fenestration, a series of towers and pop-outs which provide architectural relief, decorative metal railings and cornices, a stone veneer, wood trellises, and concrete tile roofing. Additionally, recreation courtyards, parks, plazas, and open space with passive recreation and a series of connecting pedestrian walkways will be provided throughout the site. The combination of these features will create a cohesive, aesthetically-pleasing and pedestrian friendly senior community.

In addition, the design would be similar to other new development in the surrounding area including Robertson Ranch and the future Cantarini/Holly Springs projects. For example, the structures at Robertson Ranch use a stucco finish, tile roofing, brick, decorative window sills and wall extensions. Therefore, development at the CCRC site would be consistent with the design and character of the surrounding community.

A 6-foot-tall block sound wall will be constructed along the eastern perimeter of the CCRC site, approximately 18.75 feet from the western edge of the right-of-way for College Boulevard. The sound wall will be constructed on top of berm ranging in height from 2 to 4 feet that slopes westward toward the building pads for the other structures/parking lot. The sound wall will be constructed with earth tone split-face concrete blocks on the interior and exterior surfaces. The wall will have decorative pilasters installed at intervals with cultured stone facing and a peaked concrete cap. Visual impacts from the sound wall will be softened, and in some cases shielded, by landscaping that is consistent with the City's Landscape Manual. Therefore, impacts from the sound wall are considered less than significant, and no mitigation measures are required.

A Variance to the sign ordinance is proposed, which would allow a total of two monument signs (one sign is the standard allowance) for the CCRC site, one at each entry along College Boulevard. Each of the signs is proposed to be incorporated as an integral component of the sound wall which wraps around the corner of each entry driveway. The architectural design for the monument signs would be similar to other monument signs in the surrounding area, including Robertson Ranch. Therefore, the proposed signs would be consistent with the design and character of the surrounding community.

The signs will be required to comply with all other City standards regarding architectural design criteria. In addition, given the significant difference in distance between the two entries as well as the curvature of the proposed extension of College Boulevard, the visual impacts will be minimized. Impacts from the proposed signs are considered less than significant, and no mitigation measures are required.

Within the CCRC and RV storage/garden sites, two lots along the southwestern (1.21 acres) and southern (5.19 acres) boundaries of the site will be designated as Open Space. The 1.21-acre open space lot will preserve native upland habitat and provide a buffer between the golf course and the cottages. The 5.19-acre open space lot will preserve a large riparian area, which includes Agua Hedionda Creek. Additionally,

a total of five detention basins will be located throughout the CCRC site to treat post-construction stormwater runoff and assist with flood control. The western detention basin will also serve as a buffer between the cottages and IL buildings and the residents of Rancho Carlsbad Estates. The 5.19-acre open space lot, central basin, and southern basin will also provide a buffer between the proposed development and the existing creek and supporting riparian canopy, protecting the creek and canopy from indirect impacts associated with the proposed project (i.e., sedimentation from erosion, pollution from stormwater runoff). Therefore, natural features within the proposed project will be preserved and protected to the greatest extent feasible.

Conclusion

Views onto the project site from surrounding roadways, existing development, and planned development would change with development of the site for RV storage/garden and CCRC uses. As shown in the visual simulations, views from Rancho Carlsbad Estates of grassland and the surrounding rolling hills would be changed, while views from the other surrounding locations would not be significantly altered. However, the project does not have the potential to block any significant public views from the surrounding land uses as no scenic views through or of the project site have been identified in the Scenic Corridor Guidelines. The architectural design for the proposed structures at the CCRC site would be similar to, and compatible with, other new development in the surrounding area, including Robertson Ranch and the future Cantarini/Holly Springs projects. Additionally, courtyards, parks, plazas, and open space with passive recreation will be provided throughout the site. The project will be required to comply with City standards regarding architectural design criteria. Visual impacts from the buildings, sound walls, and other structures will be softened, and in some cases shielded, by landscaping that is consistent with the City's Landscape Manual. Therefore, development at the CCRC site would be consistent with the design and character of the surrounding community.

Two lots along the southwestern (1.21 acres) and southern (5.19 acres) boundaries of the site will be designated as Open Space to preserve native upland habitat and a large riparian area, which includes Agua Hedionda Creek. Additionally, five detention basins will be located throughout the CCRC site to treat post-construction stormwater runoff and assist with flood control. The western detention basin will also serve as a buffer between the cottages and IL buildings and the residents of Rancho Carlsbad Estates. Therefore, project development will avoid substantial changes to significant natural features and provide buffers between existing residents and proposed structures.

In conclusion, proposed development on the CCRC and RV storage/garden sites would not substantially degrade the existing visual character or quality of the site and its surroundings. As such, no mitigation measures are proposed, as no significant impacts have been identified.

Affordable Housing Site

The proposed project will introduce a three-story, low-income multi-family affordable building, a parking lot, and a detention basin to the site. The generally flat parcel currently consists of vacant land, which has been historically used for equestrian-related uses. Agua Hedionda Creek parallels the northern property line and crosses from east to west through the northeastern corner of the lot. In addition, a rectangular-shaped

vacant remnant strip of land (approximately 60 feet wide) associated with the Terraces development is located in between Sunny Creek Road and the southern property line of the subject affordable site.

The project does not have the potential to block any significant public views from the surrounding land uses as no scenic views through or of the project site have been identified in the Scenic Corridor Guidelines. However, views onto the project site from the following locations would change with development of the site: surrounding roadways (Sunny Creek Road, College Boulevard, El Camino Real); existing development (Terraces at Sunny Creek); single-family homes and two-three story multi-family affordable building); planned development (Cantarini Ranch residential subdivision); and equestrian uses.

Figure 5.11-20 depicts existing views of the project site and a generalized visual simulation of the affordable housing site based on the landform changes that would occur. As demonstrated in the simulation, a majority of the tiered retaining walls along the southern property line will be screened by the existing sound wall along the Sunny Creek frontage. In addition, the proposed landscaping will soften the walls and the building elevations. Therefore, views from this vantage point would not be adversely impacted.

Figure 5.11-21 depicts the elevation cross sections of the proposed affordable housing site. The proposed affordable housing building will be three stories tall and 35 feet in height (with architectural projections up to 44 feet). Figure 3-15 of Section 3.0 – Project Description of this EIR depicts the affordable apartment building elevations. Grading for the three-story building will result in a building pad that is located approximately 0.2 feet above the finished surface elevation of College Boulevard Reach "A" and approximately 2 feet below the elevation of Sunny Creek Road. As such, the building and architectural projections will be approximately 35.2 feet and 44.2 feet, respectively, above College Boulevard. The building and architectural projections will be approximately 33 feet and 42 feet, respectively, above Sunny Creek Road. The building will be setback approximately 30 feet from the eastern property line adjacent to College Boulevard and approximately 75 feet from Sunny Creek Road. As the building pad is required to be raised out of the floodplain, a tiered retaining wall with an overall height of 13 feet (fill situation) is proposed. In conjunction with the proposed sound wall/berm on top of the retaining walls, there will be an overall wall height of up to 21 feet along the southern property line.

Similar to the CCRC site, the architectural design for the proposed building exhibits a Spanish/Mediterranean theme which includes smooth trowel stucco (warm earth tone), decorative metal railings, decorative clay pipes, and terra-cotta colored concrete tile roofing. Architectural features such as towers/architectural projections, enhanced materials and fenestration, etc. will be incorporated into the design of the project in order to provide an aesthetically-friendly community. The architectural design would also be similar to other new development in the surrounding area, including the Terraces at Sunny Creek, Robertson Ranch and the future Cantarini Ranch project. The project will be required to comply with City standards regarding architectural design criteria. Therefore, development at the affordable housing site would be consistent with the design and character of the surrounding community.

A 6-foot-high concrete block sound wall, constructed upon a 3 to 4-foot-high landscaped berm will be erected along the western side of the proposed residential building, approximately 30 feet from the western property line. The sound wall will be extended for the entire length of the western property line (i.e.

View of Existing Afforadable Housing Site

View of Proposed Affordable Housing Site

SOURCE: BRG Consulting, Inc., 2010

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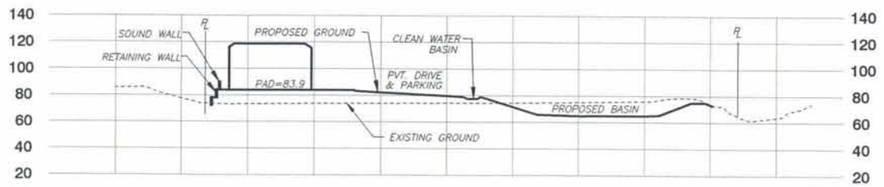
BRG CONSULTING, INC.

Dos Colinas EIR

Visual Simulation - Affordable Housing Site

FIGURE 5.11-20

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-21 Visual Simulation.ai



SECTION A-A

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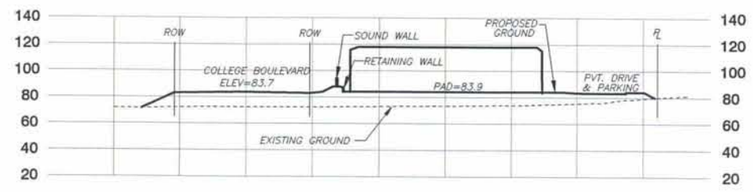

SECTION B-B

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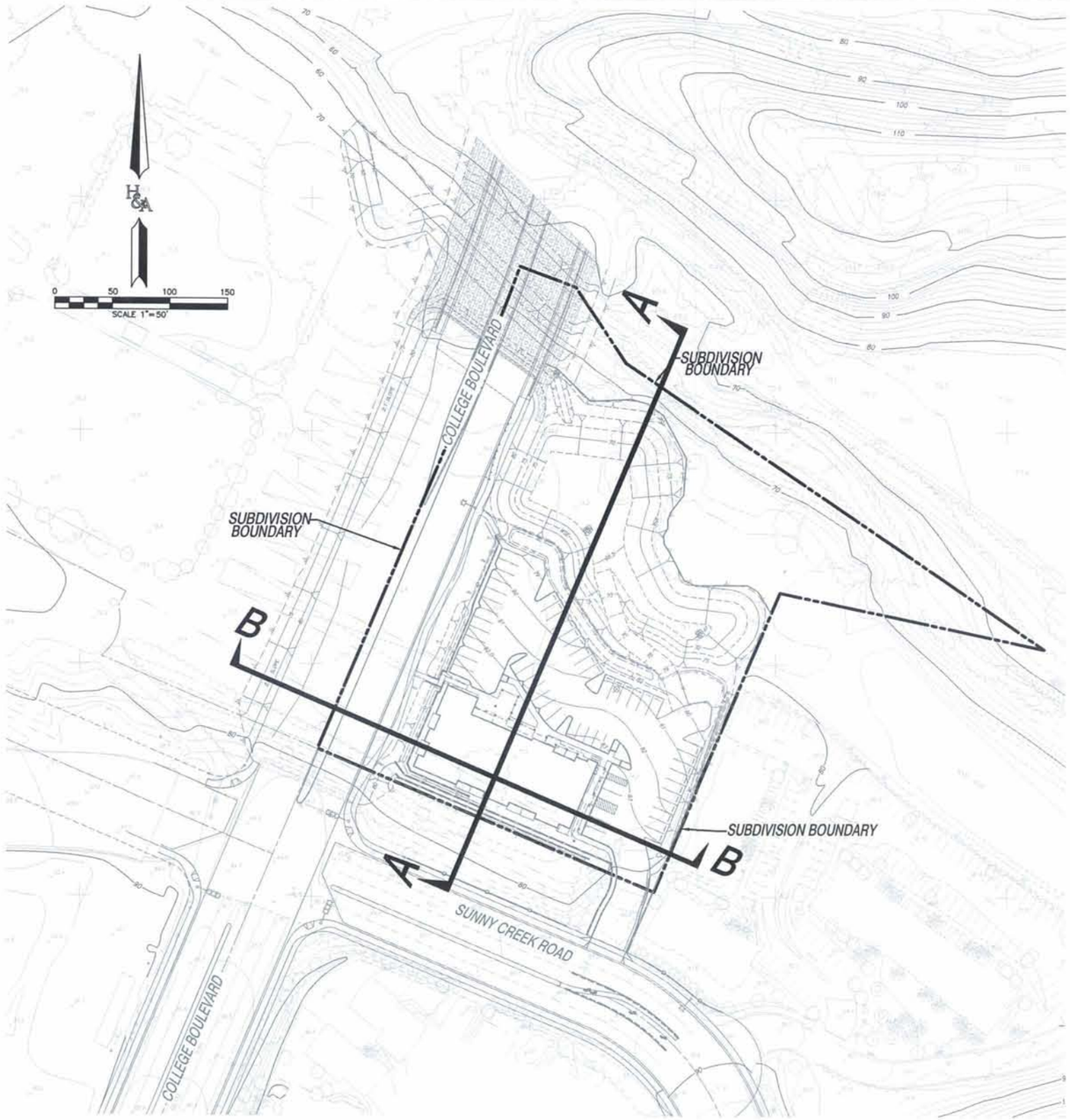

SOURCE: Hunsaker & Associates, 2010

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Dos Colinas EIR

Affordable Housing Site Cross Sections

FIGURE 5.11-21

F:\projects\970 Dos Colinas\Draft EIR\Chapter 5\Section 11\Figure 5.11-21 AH Site Cross Sections.ai

adjacent to the parking lot); however, a berm will not be required for the northern half of the parking lot. The western sound wall will be approximately 10.2 feet above the finished elevation of College Boulevard. A 6-foot-high concrete block sound wall, constructed upon a 2 to 4-foot-high berm will be erected along the southern side of the proposed building, approximately 75 feet from Sunny Creek Road. The southern sound wall will be approximately 6 feet above the elevation of Sunny Creek Road. The sound walls will be constructed with earth tone split-face concrete blocks on the interior and exterior surfaces. The walls will have a decorative finish and pilasters installed at intervals with cultured stone facing and peaked concrete caps. Visual impacts from the sound wall will be softened, and in some cases shielded, by landscaping that is consistent with the City's Landscape Manual. Therefore, impacts from the sound walls are considered less than significant, and no mitigation measures are required.

Within the affordable housing site, 0.67 acres along the northern portion of the site will be designated as Open Space. The 0.67-acre open space lot will preserve a large riparian area, which includes Agua Hedionda Creek. Additionally, one detention basin and a smaller cleanwater basin will be located south of the open space area and north of the proposed parking lot, to treat post-construction stormwater runoff and assist with flood control. The open space and detention basin will also provide a buffer between the proposed development and the existing creek and supporting riparian canopy, protecting the creek and canopy from indirect impacts from the proposed project (i.e., sedimentation from erosion, pollution from stormwater runoff). Therefore, natural features within the affordable housing site will be preserved and protected to the greatest extent feasible.

Conclusion

Views onto the project site from surrounding roadways, existing development, and planned development would change with development of the site to low-income multi-family affordable units and an associated parking lot. As shown in the visual simulation, views from surrounding land uses would not be significantly altered. Additionally, the project does not have the potential to block any significant public views from the surrounding land uses as no scenic views through or of the project site have been identified in the Scenic Corridor Guidelines. The architectural design for the proposed structures would be similar to, and compatible with, other new development in the surrounding area, including the Terraces development and Robertson Ranch. The project will be required to comply with City standards regarding architectural design criteria. Visual impacts from the building and the sound and retaining walls will be softened, and in some cases shielded, by landscaping that is consistent with the City's Landscape Manual. Therefore, development at the affordable housing site would be consistent with the design and character of the surrounding community.

In addition, approximately 0.67 acres along the northern portion of the site will be designated as Open Space to preserve a large riparian area, which includes Agua Hedionda Creek. Additionally, one detention basin will be located south of the open space area and north of the proposed parking lot, to treat post-construction stormwater runoff and assist with flood control. Therefore, project development will avoid substantial changes to significant natural features.

In conclusion, proposed development on the affordable housing site would not substantially degrade the existing visual character or quality of the site and its surroundings. As such, no mitigation measures are proposed, as no significant impacts have been identified.

5.11.3.3 Scenic Vistas and City of Carlsbad Scenic Corridor Guidelines

Scenic vistas from the project site and surrounding land uses include westward views of the ocean, waterways such as Agua Hedionda Creek, agricultural land, and the landscape characterized by rolling hills observed in any direction, which is comprised of grassland, shrubs, and trees. The highest component of the project will be the independent living buildings with a maximum height of 35 feet (with architectural projections up to 47 feet in height). The two-story assisted living building will range in height from 27 to 30 feet (with architectural projections up to 37 feet in height). The cottages will have a maximum height of 18 feet. The affordable housing building will be three stories tall and 35 feet in height (with architectural projections up to 44 feet). As shown in the visual simulations (Figures 5.11-6 through 5.11-13 and 5.11-20), future development on the project site would not block an existing scenic vista from the view of surrounding land uses. Additionally, the project does not have the potential to block any significant public views from the surrounding land uses as no scenic views through or of the project site have been identified in the Scenic Corridor Guidelines. Therefore the project would create a less than significant impact to scenic vistas.

The Scenic Corridor Guidelines identify College Boulevard as "community scenic corridor." As required by the Guidelines, specific planning considerations need to be incorporated into right-of-way treatments, property treatments adjacent to corridor right-of-way, and the preservation of scenic views. As provided in Table 5.1-1 of Section 5.1 – Land Use of this EIR, the proposed project landscaping along College Boulevard will be consistent with the Scenic Corridor Guidelines as well as the Calavera Hills Master Plan EIR. Therefore, no significant impact associated with the project's compliance with the City of Carlsbad Scenic Corridor Guidelines is anticipated.

5.11.3.4 City of Carlsbad General Plan

Implementation of the General Plan goals, objectives, and implementing policies and action programs, the Municipal Code, Landscape Manual, and other associated City regulatory tools will ensure that the development of the proposed project is compatible with surrounding land uses. The following General Plan goals and objectives discuss aesthetic issues relevant to the proposed project:

- *Land Use Element – Overall Land Use Pattern – Policy C.1*

  Arrange land uses so that they preserve community identity and are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing.

  Project Consistency: The project will be required to comply with City zoning standards regarding building height setbacks, parking, wall heights, lighting, as well as architectural design criteria which will create orderly and functionally-efficient senior and affordable housing communities. The proposed structures at the CCRC and affordable housing sites will have a Spanish/Mediterranean theme which includes enhanced architectural features and fenestration. Courtyards, parks, plazas, and open space with passive recreation will be provided throughout the independent living units,

assisted living units, and cottages. Open space will be provided at the CCRC site and the affordable housing site to preserve native upland habitat and a large riparian area, which includes Agua Hedionda Creek. The RV storage/garden lot has been located so it is convenient and accessible to the residents of Rancho Carlsbad Estates and will be screened by a wall and landscape buffer. The proposed detention basins located in between the CCRC site and the RV storage lot/RCE provide a significant buffer between the land uses as well. As a result, the project arranges land uses so that they preserve community identity and are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing.

- *Land Use Element – Overall Land Use Pattern – Policy C.2*

  Establish development standards for all land use categories that will preserve natural features and characteristics, especially those within rural, coastal and/or hillside areas.

  Project Consistency: The project will preserve native upland habitat and riparian areas, including Agua Hedionda Creek, as open space at the CCRC site and the affordable housing site. In addition, the project has been designed to comply with the City's Hillside Development regulations. As a result, the project establishes development standards for all land use categories that will preserve natural features and characteristics, especially those within rural and hillside areas.

- *Land Use Element – Overall Land Use Pattern – Policy C.3*

  Ensure that the review of future projects places a high priority on the compatibility of adjacent land uses.

  Project Consistency: The proposed CCRC site would be compatible with surrounding land uses as the structures are significantly setback from surrounding land uses which limits any visual impacts. In addition, the proposed CCRC site would be located adjacent to an existing senior community (Rancho Carlsbad Estates) which is a complimentary land use. The project site is also in the vicinity of a vacant, commercially-zoned parcel which has the potential to provide convenience for shopping/meeting daily needs for the senior (and affordable) residents in the future. The RV storage/garden lot has been located so it is convenient and accessible to the residents of Rancho Carlsbad Estates and will be screened by a wall and landscape buffer. The proposed detention basins located in between the CCRC site and the RV storage lot/RCE will provide a significant aesthetic buffer between the land uses as well. The proposed three-story, multi-family affordable project will be located adjacent to an existing three-story multi-family affordable development (Terraces at Sunny Creek) and will be located in the vicinity of existing and proposed bus stops as well as vacant site which is designated for commercial development. With the preservation/designation of open space, the project ensures aesthetic and biological compatibility with the sensitive habitat area which is associated with Agua Hedionda Creek. Therefore, the project has placed a high priority on the compatibility with adjacent land uses.

- *Land Use Element – Overall Land Use Pattern – Policy C.6*

  Review the architecture of buildings with the focus on ensuring the quality and integrity of design and enhancement of the character of each neighborhood.

Project Consistency: The proposed structures at the CCRC and affordable housing sites will have a Spanish/Mediterranean theme which incorporates enhanced architectural features and fenestration. Courtyards, parks, plazas, and open space with passive recreation will be provided throughout the independent living units, assisted living units, and cottages, all of which contribute to a high quality development. Open space will be provided at the CCRC site and the affordable housing site to preserve native upland habitat and a large riparian area, which includes Agua Hedionda Creek and will serve as an enhancement to the character of the project.

- *Land Use Element – Environmental – Policy C.3*

  Ensure that grading for building pads and roadways is accomplished in a manner that maintains the appearance of natural hillsides.

  Project Consistency: Although mass grading is proposed to create a level building pad which is conducive to the Continuing Care Retirement Community, the proposed manufactured slopes will be less than 40 feet in height and will be contoured to blend with the surrounding landscape. Additionally, the manufactured slopes would be landscaped consistent with the City's Landscape Manual to appear natural and be aesthetically pleasing. As a result, grading for building pads and roadways will be accomplished in a manner that maintains the appearance of natural hillsides.

- Circulation Element- Objective b.5

  To provide safe, adequate and attractively landscaped parking facilities.

  Project Consistency: Adequate parking will be provided for each component of the CCRC as well as the affordable housing project. Each of the parking lots will be designed pursuant to the City's Landscape Manual. In addition, the parking lot for the CCRC site has been designed to minimize abrupt changes in elevation to accommodate the senior residents. Enhanced paving will also be provided at all project entries, including the affordable site. Therefore, safe, adequate and attractively landscaped parking facilities will be provided.

5.11.3.5 City of Carlsbad Landscape Manual

The policies, programs and requirements of the Landscape Manual apply to all public and private development requiring discretionary permits or submittal of landscape plans for development permits. The proposed project is required to comply with the provisions of the landscape manual with respect to planting, irrigation, water conservation, streetscape, slope revegetation/erosion control, and fire protection. The proposed project landscape concept meets the requirements of the landscape manual. Furthermore, the City will review detailed landscape construction plans at the time permits are applied for as part of the subsequent development of individual Planning Areas. No impact associated with the landscape manual is anticipated.

5.11.3.6 Light and Glare

The project site is located in an area with existing and planned urbanized uses (i.e., Rancho Carlsbad Estates, Cantarini Ranch and Holly Springs, Rancho Carlsbad golf course, equestrian uses, and Terraces at Sunny Creek, College Boulevard Reach "A," high school at College Avenue and Cannon Road,

commercial parcel on the northeast corner of El Camino Real and College Boulevard). The existing uses generate a moderate amount of light and glare in the immediate project area, primarily from street lighting, private yard lighting in the residential areas, and parking lot lighting. The proposed project will introduce new light and potential sources of glare on the project site. Because of the project site's proximity to adjacent habitat areas, indirect impacts to wildlife are anticipated to occur from nighttime lighting. Proposed development will be required to comply with City standards regarding building, street, and recreational lighting, as well as architectural design criteria. The following basic lighting provisions will be included in the design of the project:

- Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
- Lighting fixtures should relate to the human scale, especially in pedestrian areas.
- Lighting and lighting fixtures should complement the design and character of the development.
- All lighting shall be pedestrian-oriented and friendly, but shall not be obtrusive or offensive.
- All street lighting shall conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.
- Illuminated entries should direct lighting glow to the ground and be limited to only the immediate vicinity of the entry.
- Lighted entries should not be distracting, create visual hot spots, or glare, etc.
- The project shall incorporate low sodium, downcast/fully shielded temporary (during construction activities if required) and permanent lighting (associated with development adjacent to the open space) within its lighting plan. [From mitigation measure B-6 in Section 5.6 – Biological Resources of this EIR.]
- Require lighting use restrictions consistent with existing city lighting guidelines within 200 feet of an HMP preserve. Direct lighting in adjacent areas away from the preserve.
- All lighting conditions will be addressed in the review and approval of any site development plan or other application required pursuant to the Municipal Code.

Implementation of the basic lighting provisions included in the design of the project, as well as compliance with City standards regarding lighting and architectural design, would result in less-than-significant light and glare impacts. Therefore, no mitigation measures are required.

5.11.4 Mitigation Measures

No mitigation measures are proposed, as no significant impacts have been identified.

5.11.4.1 City Standard Conditions of Approval

In addition, the project will be required to comply with the following City standard Conditions of Approval:

- A Hillside Development Permit shall be approved by the City.
- The construction Landscaping Plan for the proposed project shall be approved by the City and comply with the City's Landscape Manual.
- Any lighting located adjacent to the preserve shall be consistent with the Habitat Management Plan Adjacency Standards.

5.11.5 Impact After Mitigation

No significant grading or aesthetics impacts have been identified.